

81 Guilford Street, WC1N

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

JANUARY 2016

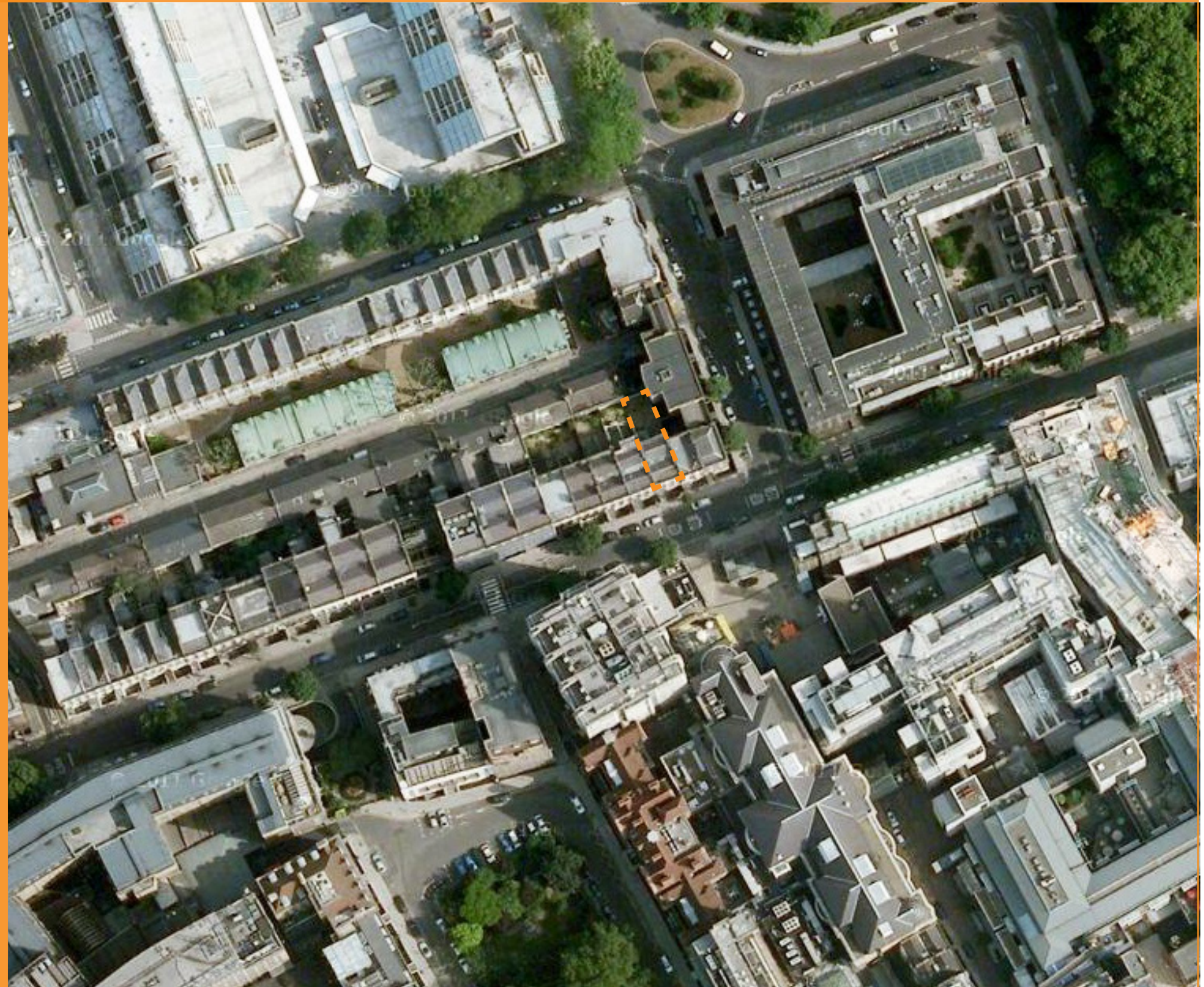


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81 Guilford Street, WC1N

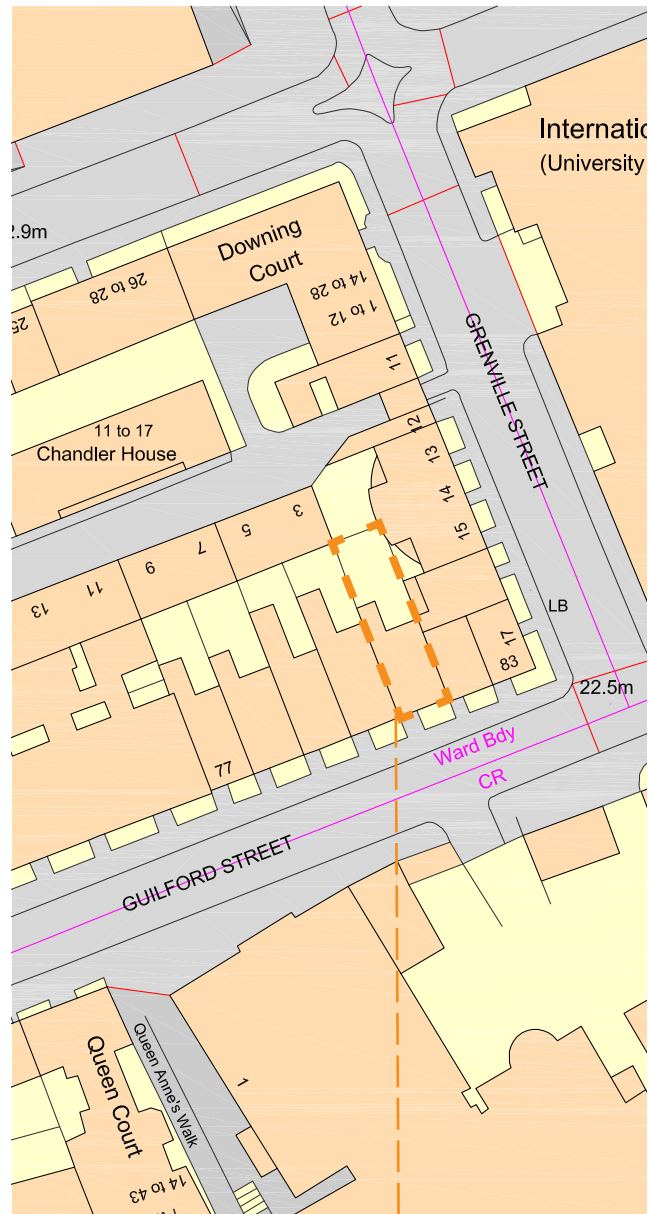
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Site Location

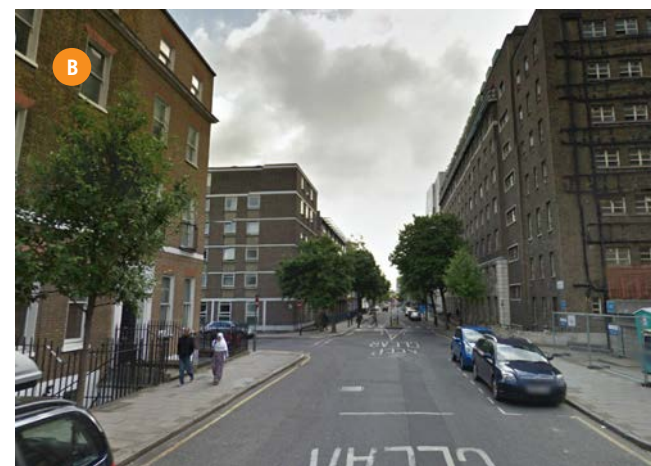
81 Guilford Street, WC1N



Site location



Extract from Ordnance Survey showing site



- A** View looking East along Guilford Street
- B** View looking West along Guilford Street
- C** View looking along Guilford Street

SUMMARY

This statement has been prepared as part of a Planning and Listed Building Consent application for No.81 Guilford Street, WC1.

The application seeks to convert nurses accommodation into three, one bedroom flats and a three bedroom maisonette. The alterations are mainly internal, with the only external alterations being to the rear elevation. **(A previous application for conversion to four flats was approved in 2012.)**

SITE LOCATION & DESCRIPTION

The site is located at 81 Guilford Street, a grade II listed building, within the Bloomsbury Conservation area; North east of Russel Square Station. The building was converted into nurses accommodation some time ago.

The building is a 5 storey building; (a basement and 4 stories). To either side there are similar properties with matching facades. The property backs on to Colonnade Mews, there is no access to the rear of the property.

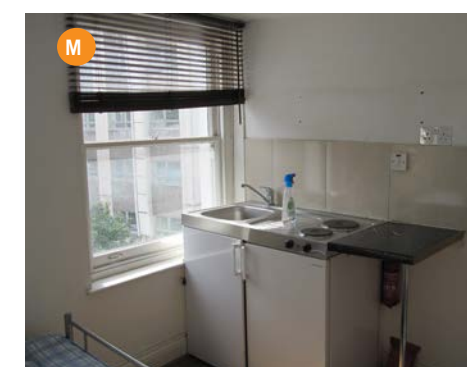
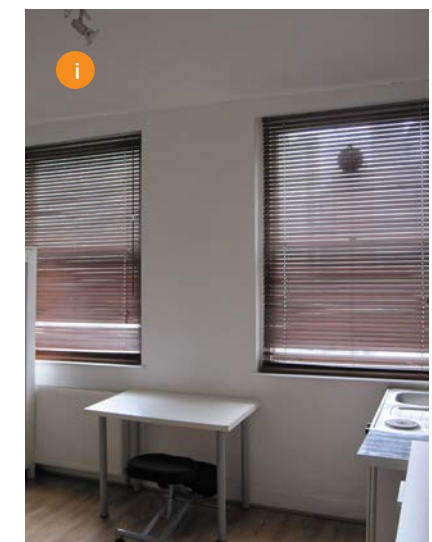
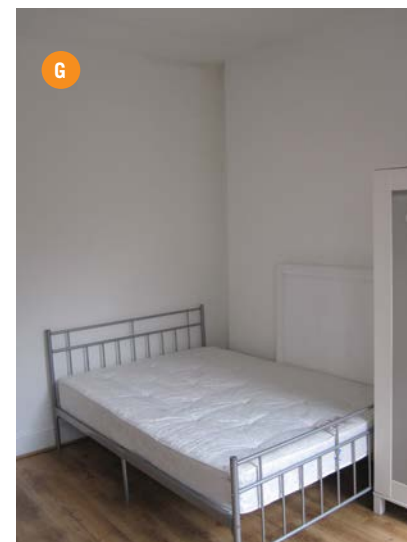
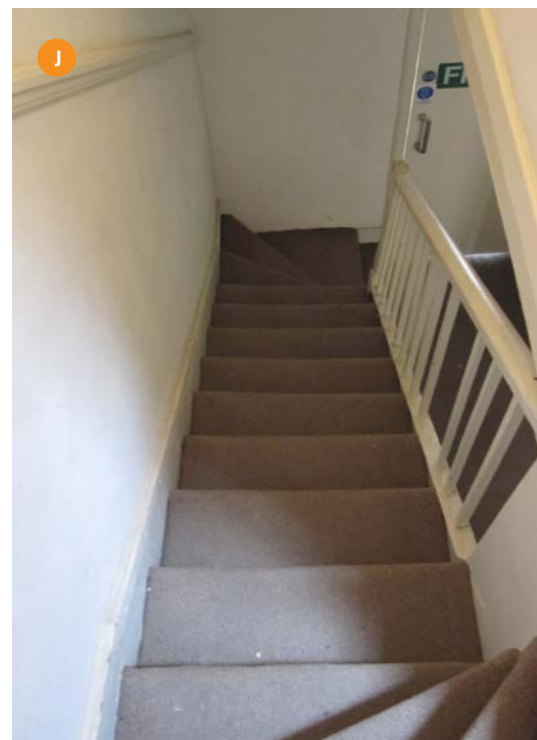
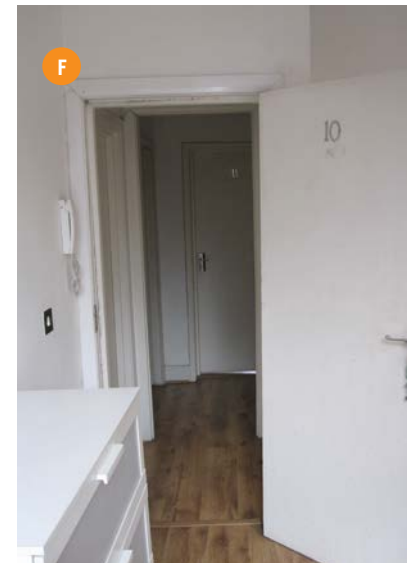
The site currently accommodates 16 nurses flats and 4 bathrooms.

The front elevation of 81 Guilford Street is currently in a darkened multi coloured stock brick with a stucco ground floor, with a round arched doorway and a fluted surround.

The rear elevation is currently in a darkened multi coloured stock brick, with 7 existing sliding sash windows and one sash window blocked by the first floor extension. At ground and first floor level there is an extension in a cream render, with three sash windows.

Site Photographs - Internal

81 Guilford Street, WC1N



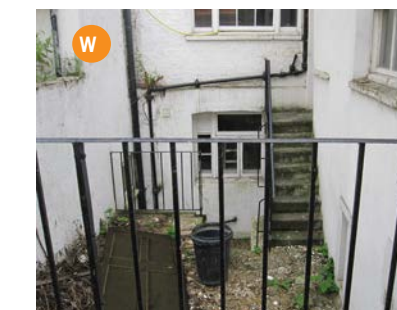
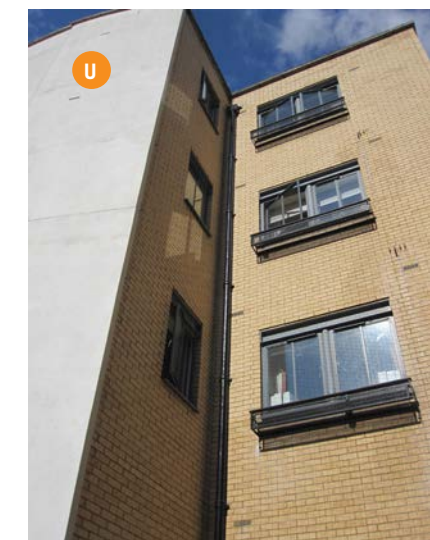
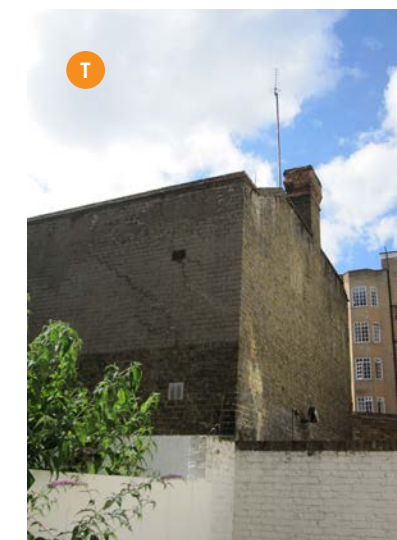
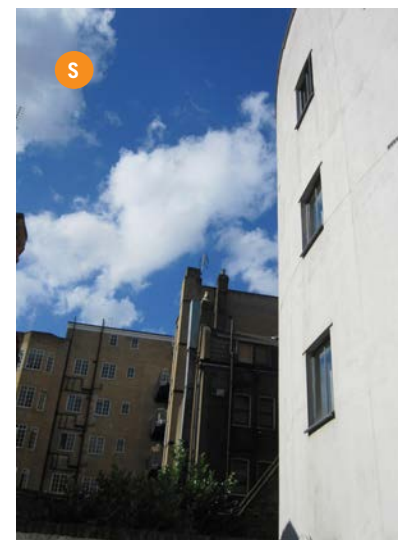
- D** View from main entrance
- E** View towards window of flat 16
- F** View down the stairs towards the second floor
- G** View towards the main entrance
- H** View towards corridor from flat 10
- I** View into flat 9
- J** View into second floor bathroom
- K** View into flat 11
- L** View into lower ground floor bathroom 2
- M** View into flat 16

Site Photographs - External

81 Guilford Street, WC1N



- N** View towards the ground and first floor extension
- O** View towards No. 80 sash windows
- P** View further towards the west of Guilford Street
- Q** View towards the rear of numbers 82-83 Guildford Street
- R** External balconies at No.s 75 & 76
- S** View towards Grenville Street
- T** View towards boundary wall with No. 80
- U** View of the rear elevation
- V** View towards No. 82
- W** View into No. 80s tiered garden
- X** View towards No. 80s garden



Planning History

81 Guilford Street, WC1N

PLANNING HISTORY - GUILFORD STREET:

The property has been the subject of a number of planning applications:

2012/6166/P- Approved- December 2012
Change of use from Nurses' Hostel to residential, 1 x 3 bedroom maisonette and 3 x 1 bedroom flats and associated alterations, including removal of subdivision walls.

2012/6197/L- Approved- December 2012
Internal alterations in connection with change of use from nurses accomodation to residential flats. vc

The planning history of adjacent properties should also be considered:

82 Guilford Street

2012/6165/P - Approved - December 2012 - Change of use from nurses hostel to a single family dwelling.

8970117 -Approved- July 1989- Internal alterations to convert each floor to bed - sitting rooms with WC and shower facilities, new windows to rear elevation in connection with its continued use as staff residential accommodation for the National Hospital for Nervous Diseases.

80 Guilford Street

2012/6167/P- Approved- December 2012- Change of use from Nurses' accomodation to residential (1 x 3 bedroom maisonette and 3 x 1 bedroom flats) and associated alterations, including removal of subdivision walls.

2012/6219/L- Approved- December 2012- Internal alterations in connection with change of use from nurses hostel to four residential flats.



Planning History

81 Guilford Street, WC1N



Existing Longitudinal Section
1:50



Proposed Longitudinal Section
1:50

Sections from planning application no. 2012/6197/L

BUILDING REGULATIONS:

As the building is four storeys plus basement the Building Regulations must be complied with in respect of means of escape. The new maisonette will escape through the existing lower ground entrance hall. The first, second and third floor flats will escape through the existing main entrance hall on the ground floor.

PARTY WALLS ETC ACT 1996

The house has two Party Walls, which are shared with neighbouring properties. It may be necessary to serve Notices on adjoining owners and follow the procedures required by the Act depending on the extent of the structural work required.

LISTED BUILDING DESCRIPTION:

English Heritage's National Monuments records confirms the following details regarding the existing building:

List entry Number: 1271620

Location: 75-82 Guilford Street, WC1N

County District Type Parish:
Greater London Authority Camden London Borough

Grade: II

Date first listed: 14-May-1974

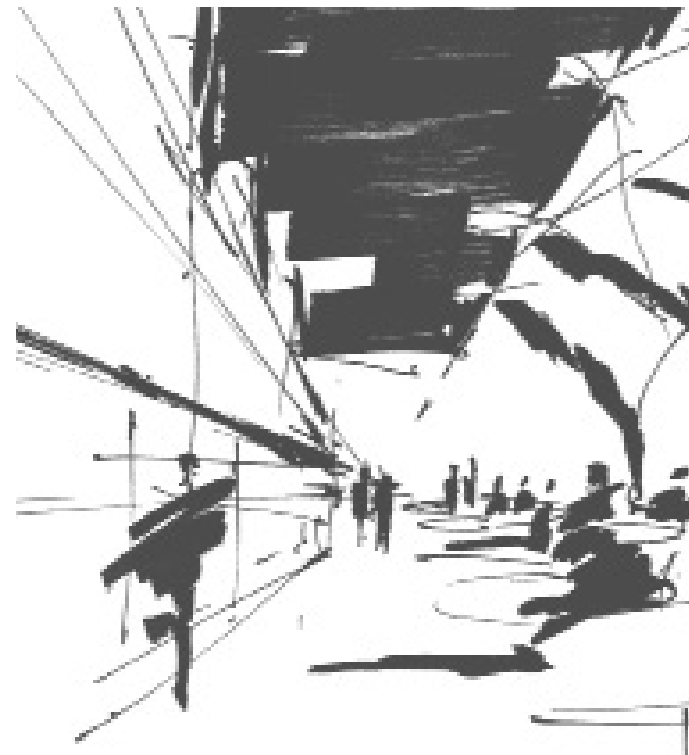
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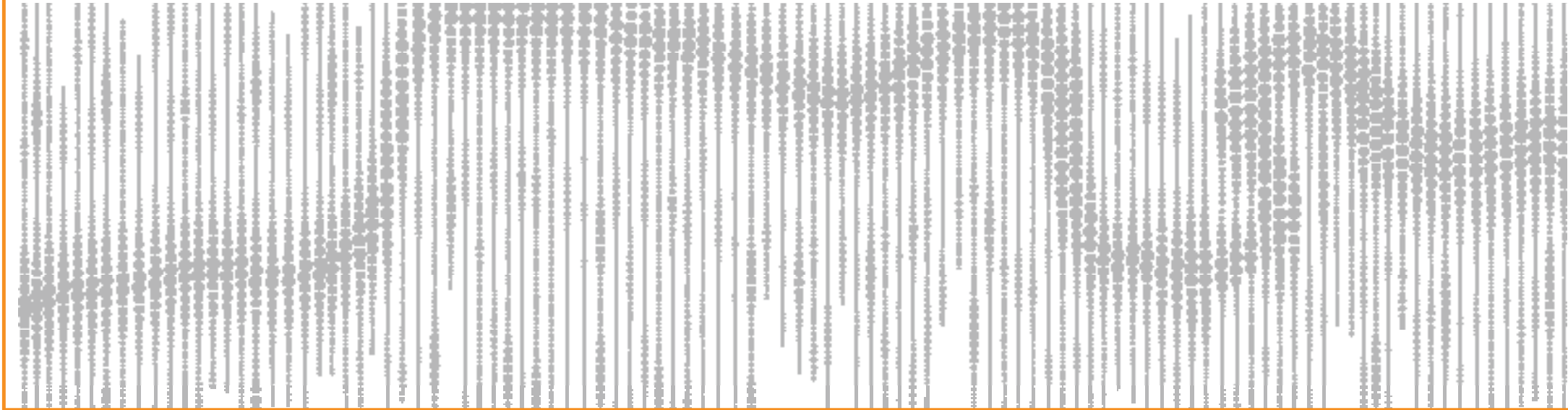
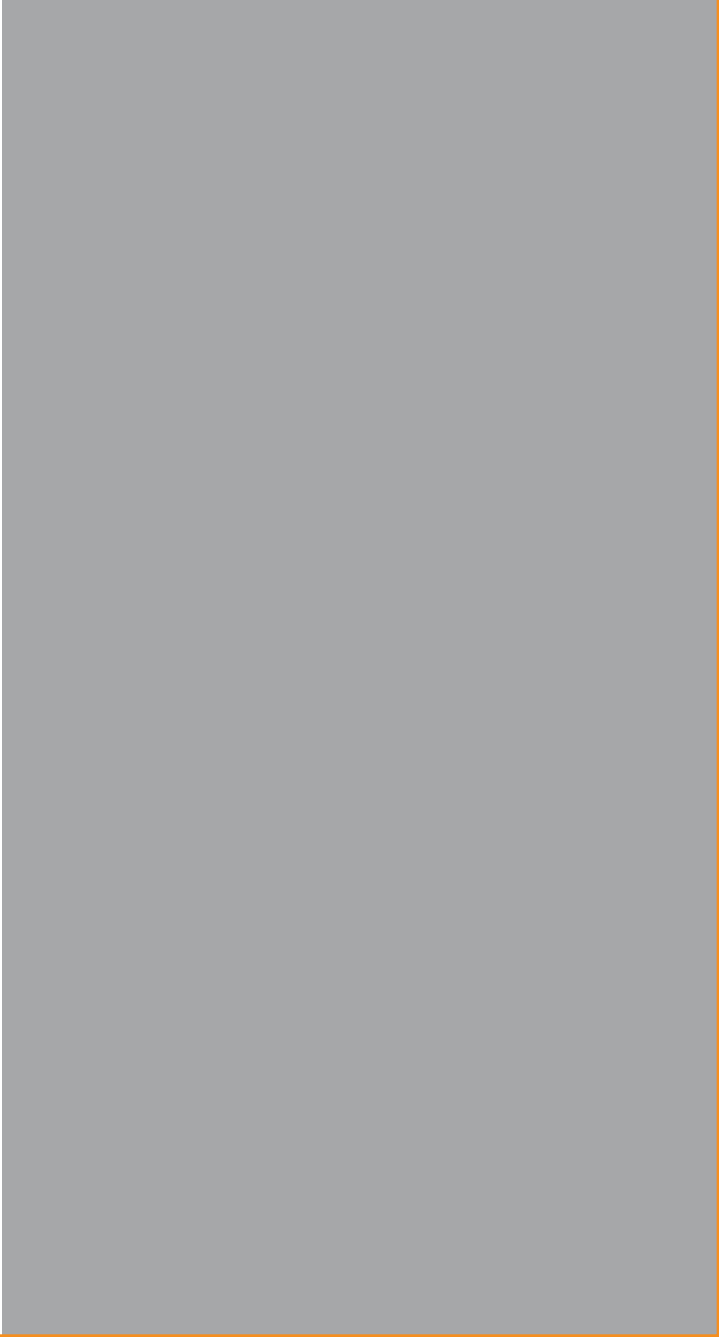
8 terraced houses. c1793-1799. By James Burton, altered. Nos 75 & 76: darkened multi-coloured stock brick with stucco ground floors, No.75 rusticated. EXTERIOR: 4 storeys and basements. Formerly 2 houses with 3 windows each. No.75 with Roman Doric doorcase, fanlight and double panelled doors. No.76 doorway altered for use as a window. Gauged brick flat arches to recessed 2-pane sashes; 1st floor with continuous cast-iron balconies. 1st and 2nd floors No.76 with blind boxes. Stucco cornices at 3rd floor level. Parapets. Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).

Listing NGR: TQ3032682115



DESIGN PROPOSAL





Design Statement

81 Guilford Street, WC1N

The Proposal:

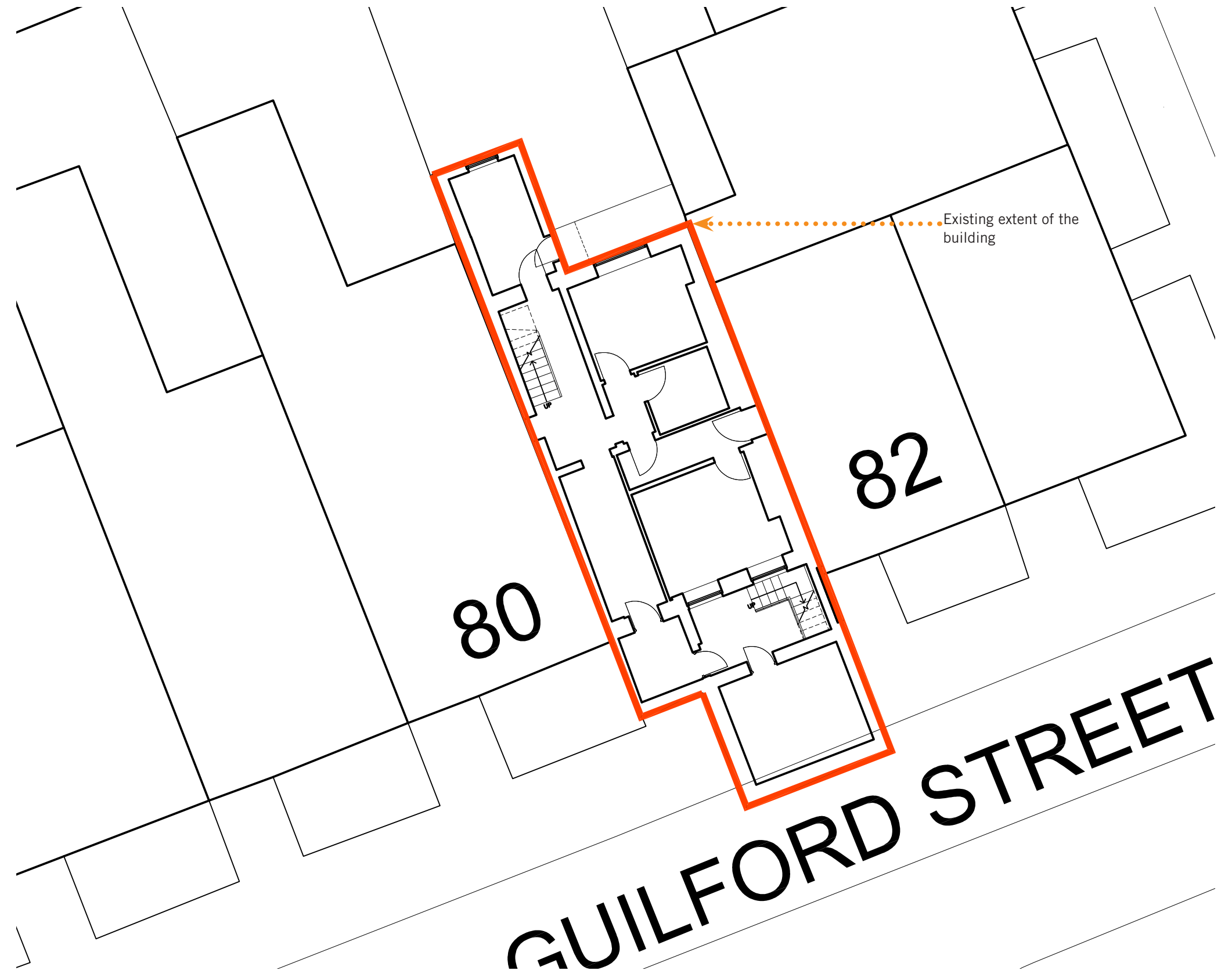
The proposal is very similar to the application previously approved. The main changes are:

- The internal layout of the maisonette has been altered to improve the standard of accommodation and rationalise the layout.
- A small rear extension is proposed at ground and lower ground to match those on the adjoining properties.
- Minor alterations to the rear elevation, including the addition of french doors and a juliette balcony at upper ground floor.
- Minor internal alterations to the 1 bedroom flats to improve the standard of accommodation.
- Replacing the roof to match existing, due to extensive damage due to wood rot.

The proposal will create four residential units by creating three, 1 bedroom flats and one 3 bedroom maisonette.

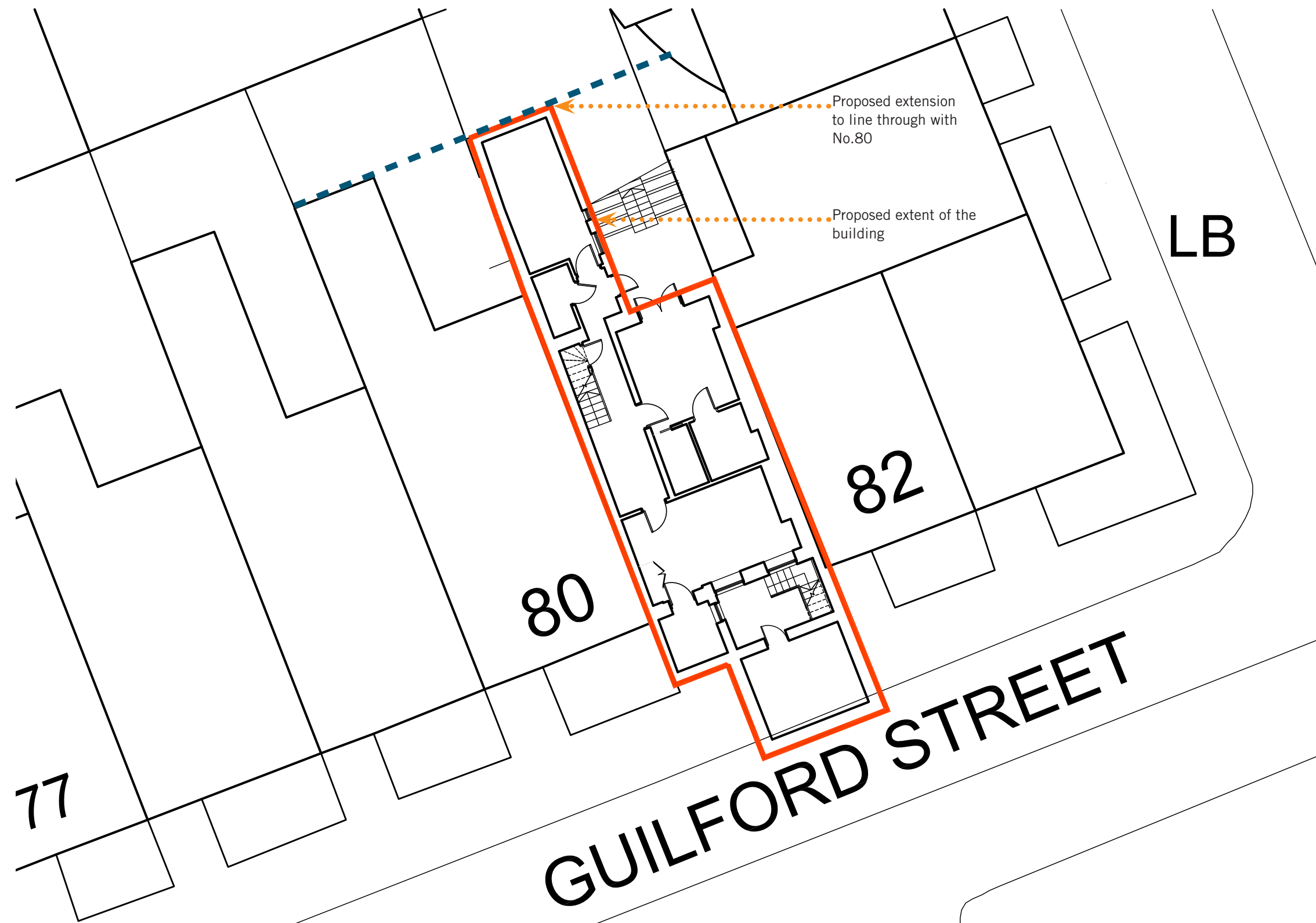
The alterations are mainly internal, with the main external changes being to the rear elevation and the reinstatement of a balcony to the front elevation at first floor level.

The alterations seek to improve the appearance of the listed building and where plausible reinstate historical architectural features.



Design Statement

81 Guilford Street, WC1N



Proposed Site Plan

Design Statement

81 Guilford Street, WC1N

Design Proposal - Unit 1:

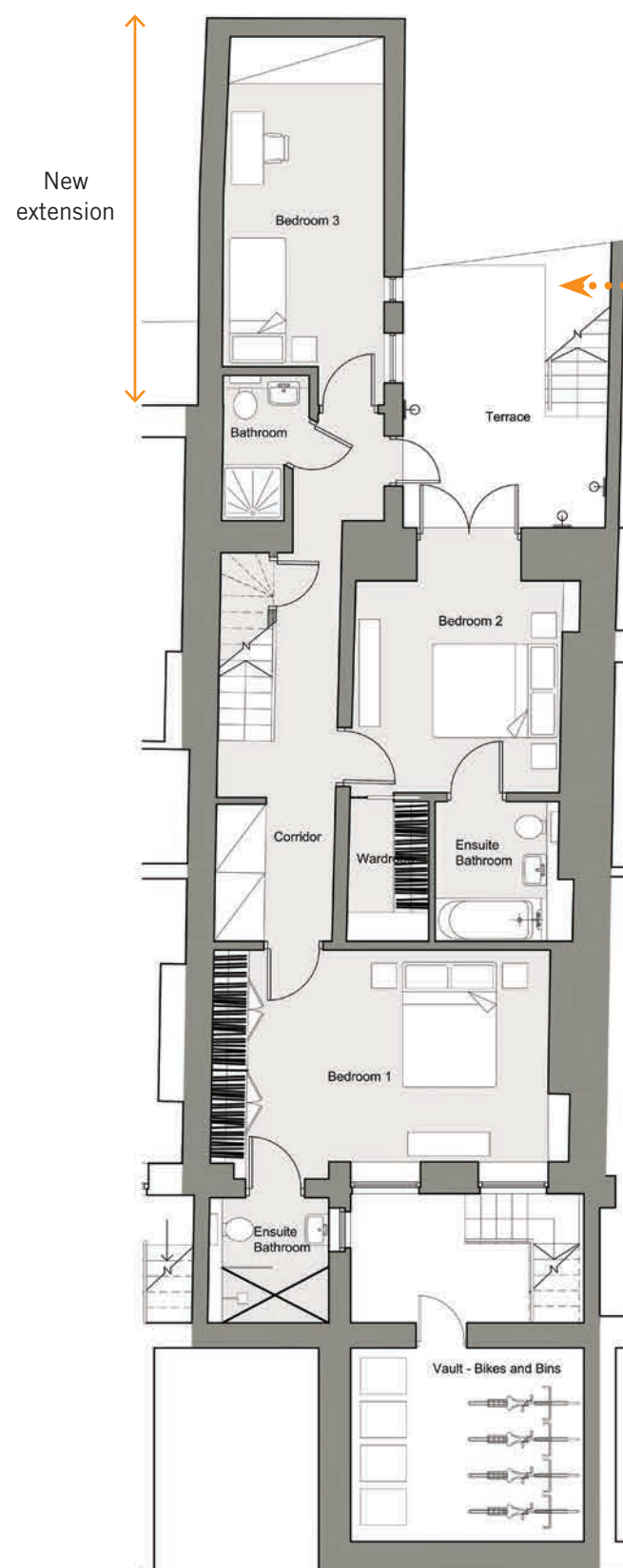
To create a new three bedroom maisonette on the lower ground and ground floors:

Amount, layout & Scale:

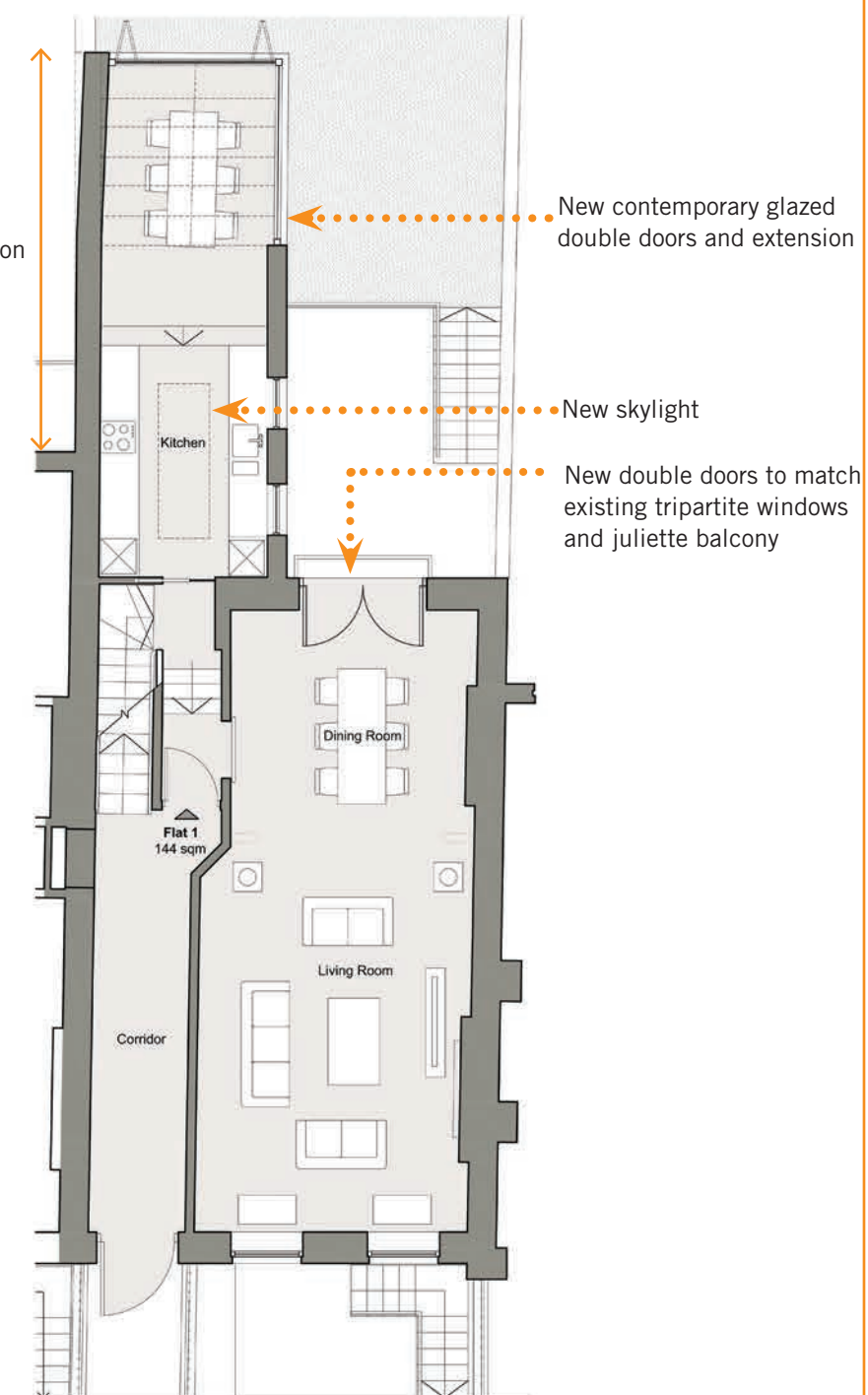
The maisonette will accommodate a kitchen, large living space, three bedrooms, two ensuite bathrooms and a bathroom. The area of the new maisonette, will be **144sqm**. Access will remain from 81 Guilford Street.

The maisonette has been designed to create an attractive layout which separates activities into separate spaces. Access to the maisonette will be from the existing main entrance. Reconfiguring the space allows for two generously sized bedrooms both with ensuites.

The existing fenestration will be maintained, new double doors to match the existing tripartite sash windows, will be added in bedroom 1 creating access to a patio. A new juliette balcony will be added to the dining room double doors at upper ground floor level reinstating the original arrangement (see photo page 11). A slightly larger extension allows for bedroom 3 and a more spacious kitchen area. New windows will be added to bedroom 3 on the lower ground floor. Access to the garden will be created on the lower ground floor. The garden will have a straight steel stair with a rear planter and access at both lower ground and ground floor levels. The flat will have plenty of daylight and ventilation.



Proposed Maisonette Lower Ground Floor



Proposed Maisonette Ground Floor

Design Statement

81 Guilford Street, WC1N

Design Proposal - Unit 2, 3 & 4:

To create three new one bedroom flats, with access from Guilford Street.

Amount, layout & Scale:

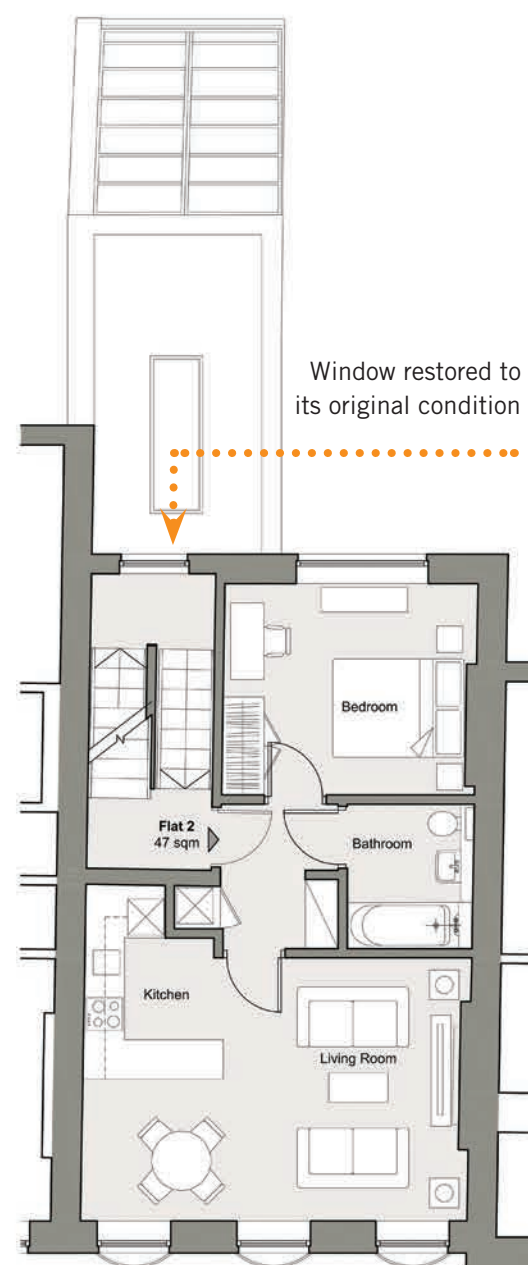
Access to the flats will be from Guilford Street. The flats are created by combining the nurses' accommodation to create 3 x 1 bedroom flats.

The flats will have an open plan living room and kitchen, bedroom, bathroom and storage. The third floor flat will have two skylights for natural light to filter through the kitchen and hallway sited in the valley of the new roof. The roof will be replaced to match existing.

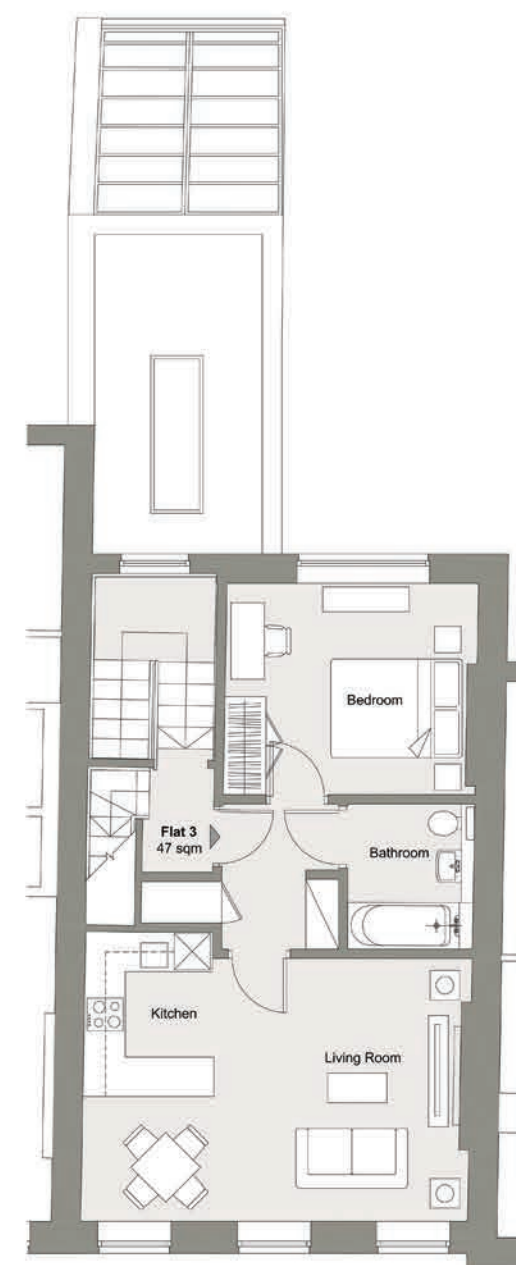
The existing fenestration will be retained and the first floor staircase window will be restored to its original condition.

The area of each new flat will be **47sqm/53 sqm**.

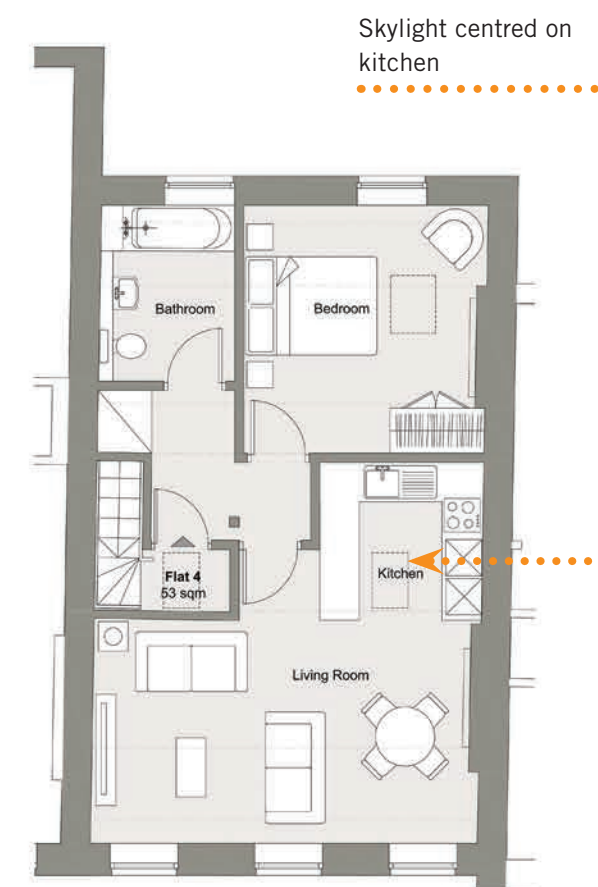
The layouts of the flats have been altered from the previous application to improve the quality of the spaces.



Proposed First Floor Plan



Proposed Second Floor Plan

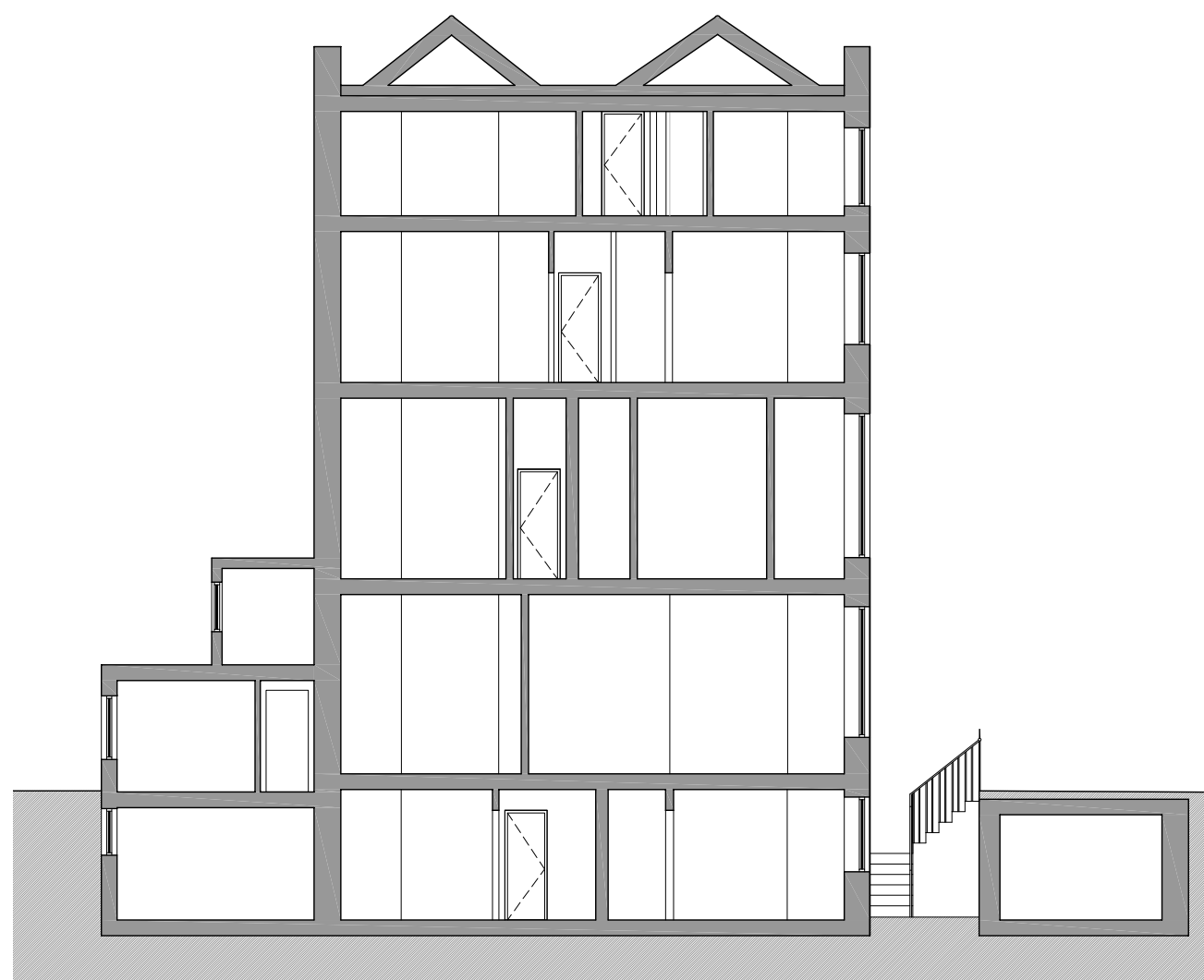


Proposed Third Floor Plan

Existing & Proposed Sections

81 Guilford Street, WC1N

- A** New sky light in the kitchen of the fourth floor flat
- B** New larger first and ground floor extension
- C** New skylight into the ground floor kitchen
- D** New exposed ceiling to fourth floor flat
- E** New roof to match existing



Existing Section



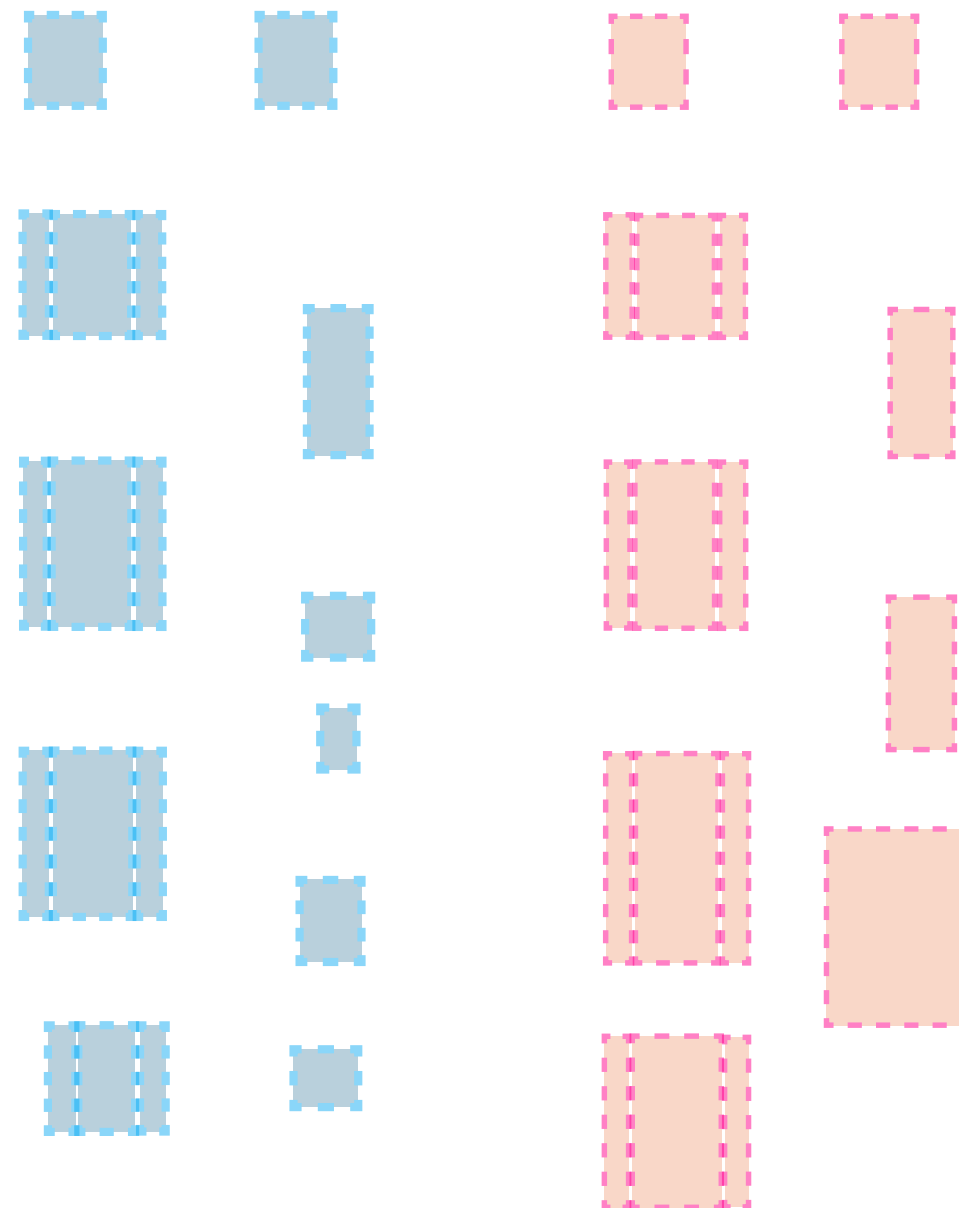
Proposed Section

Design Development

81 Guilford Street, WC1N



Original fenestration arrangement at rear ground floor
(Photo of number 81)



Existing fenestration

Proposed fenestration



Design Statement

81 Guilford Street, WC1N

Design Development:

Guilford Street Front Elevation

The front elevation will reinstate the front balcony at first floor level.

Guilford Street Rear Elevation

The rear elevation will be renovated and altered to better fit the aesthetic of the Guilford Street. The brick work at the top of the elevation will remain largely unchanged but will be cleaned and refurbished. The existing casement window will be cleaned and the first floor sash window restored to its original condition. The lower half of the elevation will include a new ground floor extension, with brickwork to match the rest of the rear elevation with a new glazed double doors. This elevation will create a more harmonious aesthetic along the rear of Guilford Street. The lower ground elevation will be white render to match the boundary wall and rear courtyard elevation.

Access

All new access will be designed to meet Part M of the building regulations where practical. New doors will be designed to meet the minimum width requirements and corridors sized to suit.

Bloomsbury Conservation Area:

The property falls within the Bloomsbury Conservation Area. Bloomsbury is known for its planned arrangements of streets and the contrasting leafy squares. The renovations have been designed to add to this aesthetic, with both the alterations to the rear facade and the reinstatement of the balcony to the front elevation, demonstrating more of Bloomsbury's quintessential character.



Existing Rear Elevation



Proposed Rear Elevation

Lifetime Homes Assessment

81 Guilford Street, WC1N

LIFETIME HOMES DESIGN CRITERIA

To ensure that the works to the property maintain a level of adaptability, flexibility and encourage better living environments as required by Lifetime Homes, an assessment based on the 16 point checklist has been included below.

1. PARKING

There is no parking as existing on site.

2. APPROACH TO DWELLINGS FROM PARKING

There is no parking as existing on site.

3. APPROACH TO ALL ENTRANCES

The approach to the buildings entrances will remain as existing. There are no alterations to the approach.

4. ENTRANCES

a. Illumination - There will be no alteration to the main ground floor entrance of Guilford Street as the entrance is already deemed well lit. It will have no additional lighting due to its status as a listed building. The remaining internal entrances to flats 2, 3 and 4 will have new lighting in all communal circulation space.

b. Level Access - The design incorporates a level threshold for the entrance of each of the flats.

c. Clear Openings - Each apartment will have a new compliant entrance door with a clear opening width of at least 800mm.

d. Weather Protection - As existing. The front entrance will be retained as existing.

e. Level External Landing - As existing for all floors. Due to the constraints of the building the proposal does not allow for an area of 1200mm x 1200mm for the landings as suggested by the guidance. Every effort has been made to maximise the area of each of the landings.

5. COMMUNAL STAIRS AND LIFTS

a. Stairs - Due to the listed nature of the building the stairs throughout will remain as existing and only be refurbished where necessary.

b. Lifts - A lift has been omitted from the proposal, due to the listed nature of the property.

6. INTERNAL DOORWAYS AND HALLWAYS

Where possible internal clear widths have been designed to comply with the standards suggested by Lifetime Homes. However due to the constraints of the site and the buildings listed status, this has not been possible in every instance.

7. CIRCULATION SPACE

Circulation spaces have been maximised where possible in all of the accommodation both internally and externally, taking into consideration the building's listed status.

8. ENTRANCE AND LEVEL LIVING SPACE

All of the accommodation provided has been designed to include level access to the main living spaces.

9. POTENTIAL FOR AN ENTRANCE LEVEL BED SPACE

All of the accommodation above ground floor level is compliant with Lifetime Homes guidance and provides a bedroom at entrance level. The ground floor maisonette provides a space that could be used as a temporary bed space at entrance level.

10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

The accommodation above ground floor level have bathrooms at entrance level, ensuring there are adequate facilities for ambulant disabled occupants. Every attempt was made to provide WC facilities on the ground floor, however due to the buildings listed status and constraints of the site, this would require substantial works to the external fabric, which was deemed inappropriate.

11. WC AND BATHROOM WALLS

All new walls will be capable of firm fixing and support

adaptations for ambulant disabled occupants, should this be required.

12. STAIRS AND POTENTIAL THROUGH FLOOR LIFT

Due to the buildings listed status, there is no capacity to introduce new through floor lifts within the property. As suggested by Lifetime Homes guidance, there is potential to introduce a stair lift to gain access to all floors.

13. POTENTIAL FOR FITTING OF HOIST

Where possible it has been ensured that there is ample space to provide hoists to assist ambulant disabled occupants. This was not possible in all cases, due to the listed nature of the building.

14. ACCESSIBLE BATHROOM

Where the building will allow, every attempt has been made to follow the guidance provided by Lifetime Homes on accessible bathrooms.

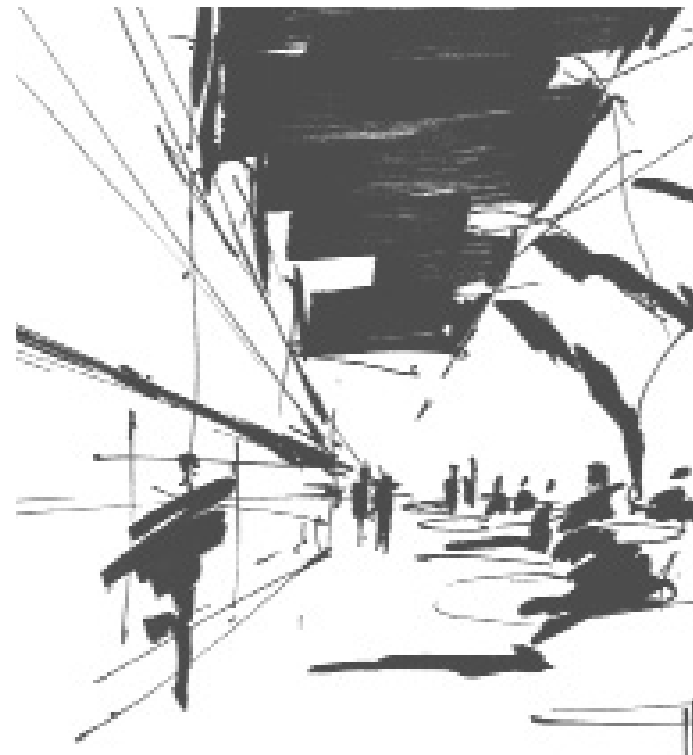
15. GLAZING AND WINDOW HANDLE HEIGHT

All new windows will be compliant with Lifetime Homes guidance, allowing them to be approachable and useable by a wide range of people.

16. LOCATION OF SERVICE CONTROLS

All service controls will be within the specified height bands and away from any internal corners from the finished floor level as detailed in BS8300:2009.

HERITAGE IMPACT ASSESSMENT



Executive Summary

This document accompanies a Design and Access Statement for the following works:

1. Internal alterations to all existing floors
2. Alterations to the rear elevation.
3. Replace the existing roof

The conversion of the property to 4 flats has been previously approved. This scheme involves minor alterations to the approved scheme. There are very few original features within the building, and therefore these amendments do not impact the historical assets. The main structural walls and staircase remain. The alterations are all internal, with the exception of a small rear extension, which has been designed to be sympathetic to the listed building.

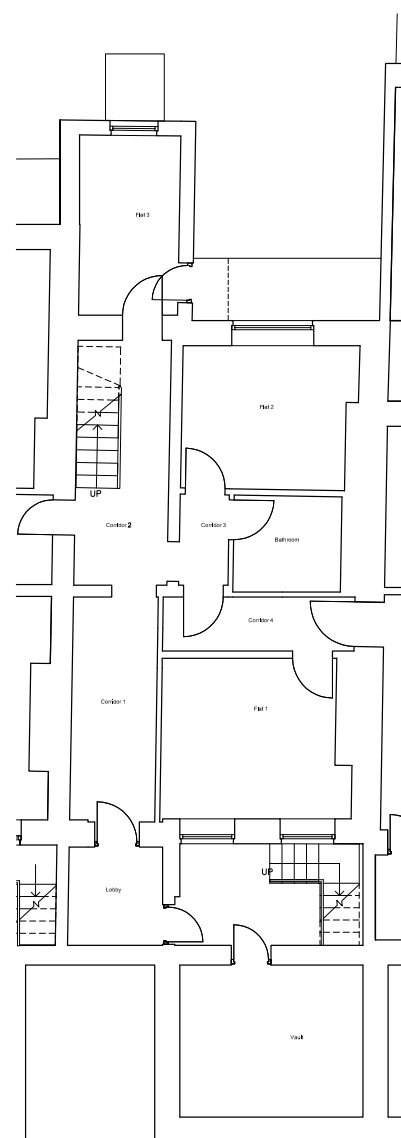
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81 Guilford Street, WC1N

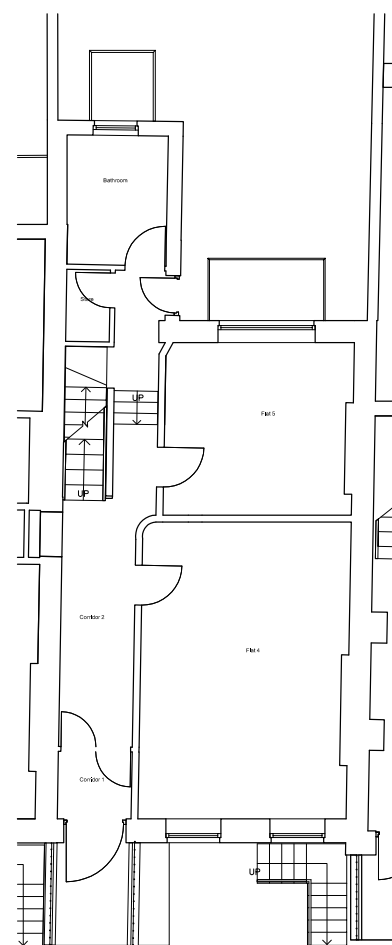


Existing Plans

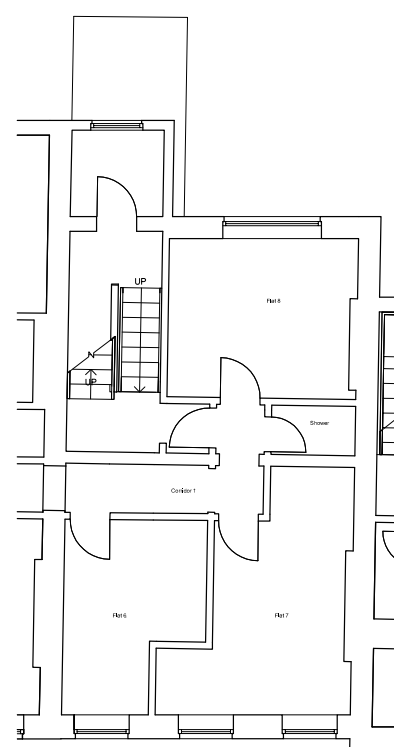
81 Guilford Street, WC1N



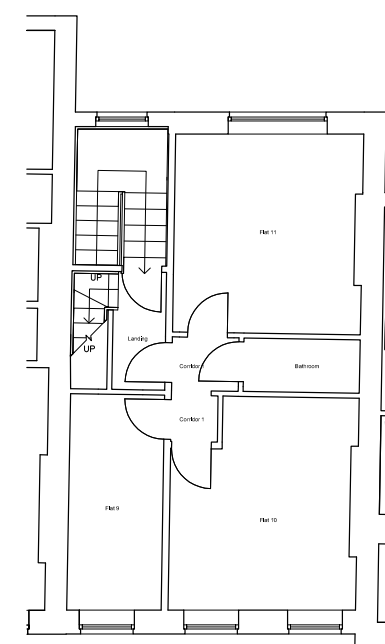
LOWER GROUND FLOOR PLAN



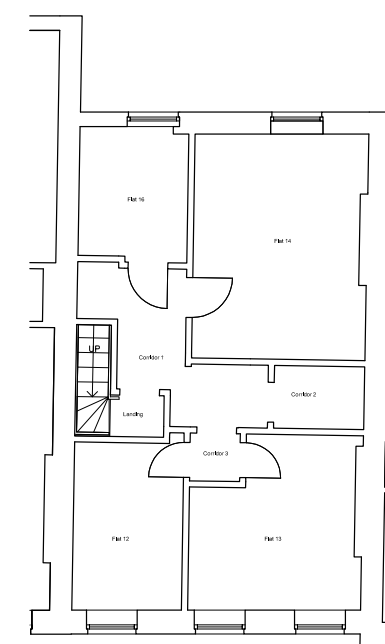
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Existing Elevations

81 Guilford Street, WC1N



FRONT ELEVATION



REAR ELEVATION

HERITAGE STATEMENT

81 Guilford Street, WC1N

DESCRIPTION OF THE EXISTING BUILDING

The site of the proposed works is 81 Guilford Street, WCN1 1DF. The property consists of one 4 storey terrace house with a basement. The building is divided into nurses accommodation.

HISTORY AND DEVELOPMENT OF THE EXISTING BUILDING

Bloomsbury was developed during a period of London's expansion, which began in the 1600s and continued through both Georgian and Regency periods to the 1840s. Many of the properties that exist today would have replaced a series of Medieval Manors and their associated lands. The later part of this expansion would have focused on grand residential districts for the wealthy. These residences followed a formal grid pattern of streets and green, landscaped squares

The Bloomsbury conservation area covers a large area with a mixed character. Much of the area consists of stucco terraced houses but these are interspersed with landscaped squares and attractive streets on a formal grid and mews of a smaller scale as well as a variety of later buildings of interest. All adding to the visual character of the Bloomsbury conservation area.

ARCHITECTURAL SIGNIFICANCE APPRAISAL

English Heritage's National Monuments records confirms the following details regarding the existing building:

List entry Number: 1271620

Location: 75-82 Guilford Street, WC1N

County District Type Parish:
Greater London Authority Camden London Borough

Grade: II

Date first listed: 14-May-1974

Details:
8 terraced houses. c1793-1799. By James Burton, altered. Nos 75 & 76: darkened multi-coloured stock brick with stucco ground floors, No.75 rusticated. EXTERIOR: 4 storeys and basements. Formerly 2 houses with 3 windows each. No.75 with Roman Doric doorcase, fanlight and double panelled doors. No.76 doorway altered for use as a window. Gauged brick flat arches to recessed 2-pane sashes; 1st floor with continuous cast-iron balconies. 1st and 2nd floors No.76 with blind boxes. Stucco cornices at 3rd floor level. Parapets. Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).

Listing NGR: TQ3032682115

CONSERVATION APPROACH

The building has undergone extensive internal alterations prior to this application (please refer to page 4 for more detail regarding the buildings planning history.) The character of the area remains predominantly residential, with many of the larger houses having been converted into flats and numerous mansion blocks.

It is proposed that 81 Guilford Street be internally altered to form a maisonette and three flats. The rear facade of the 81 Guilford Street will be refurbished to match the aesthetic of the street, retaining the existing fenestration and brick work.

The proposed amendments to the original planning application will restore the property nearer to its original condition, removing elements that detract from the building aesthetically. The rear extension will be improved, aligning the new extension with the neighbouring properties. Daylight to the basement bedroom will be improved as well as providing new access to the garden. The rear elevation will be improved by restoring the original arrangement of Juliette balcony and doors. The railings on the roof will be removed. A balcony will be added to the front elevation to match No. 76. The existing roof will be replaced to match existing.

PROPOSED STRUCTURAL WORKS

The structural work involved relates to the replacement of floor joists and stud walls. New walls and foundations will be required for the rear extension. Additionally the existing roof will be replaced to match existing. The timbers of the existing roof are rotten and as such requires complete replacement. The roof will be renovated using natural slates and lead flashing and so the historic nature of the building will not be affected, but its life will be prolonged.

SCHEDULE OF PROPOSED WORKS

For further details, refer to the Application drawings and Design and Access statement submitted as part of this application.

IMPACT ASSESSMENT OF PROPOSED WORKS AND CONCLUSION

The front facade of 81 Guilford Street will see the addition of the balcony at first floor level reinstating a feature of historical interest.

The proposed internal works will see the refurbishment of the building, bringing it up to a habitable condition and introduce four new residential unit to the site, whilst respecting the listed nature of the property.

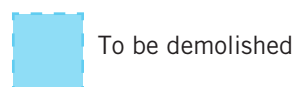
It is therefore considered that the proposed works will enhance and improve the rear facade adding to the aesthetic of Guilford Street. The alterations will not affect the architectural features which have merited the listing of the building.

Strip out- Internal

81 Guilford Street, WC1N

GENERAL- applies to all rooms

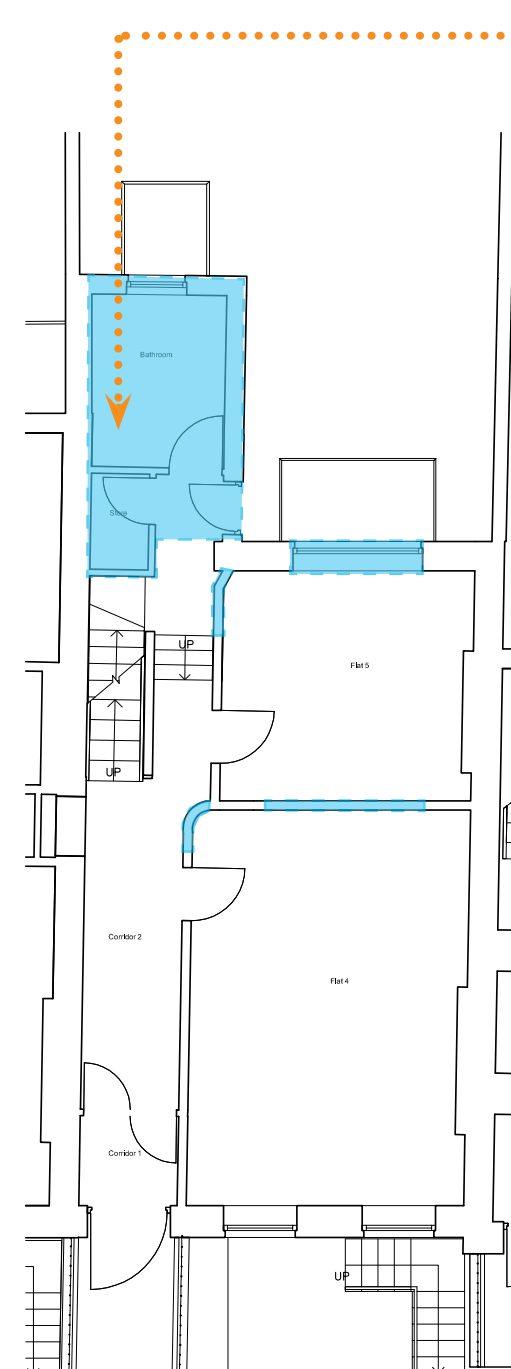
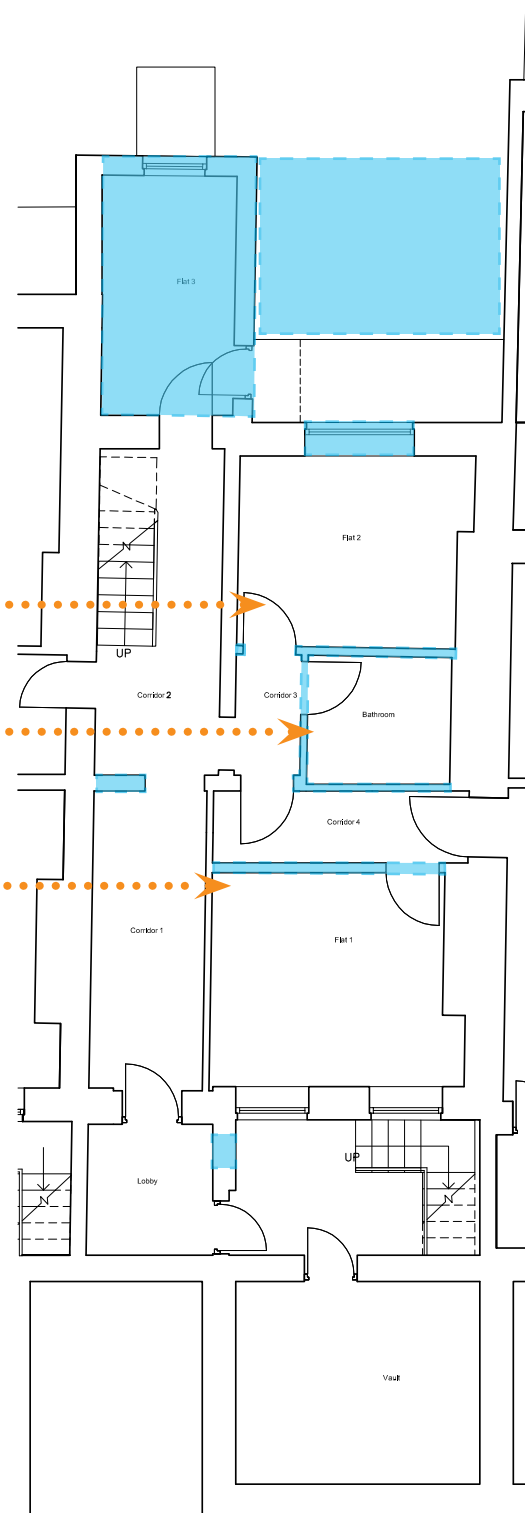
- All existing electrical wiring and fittings to be removed.
- All existing internal plumbing installations to be removed.
- All existing doors and architraves to be removed.
- All floor coverings to be removed.
- All ceilings and architraves to be removed.
- All bathroom fittings to be removed.
- All kitchen fittings to be removed.
- All floor finishes to be removed.



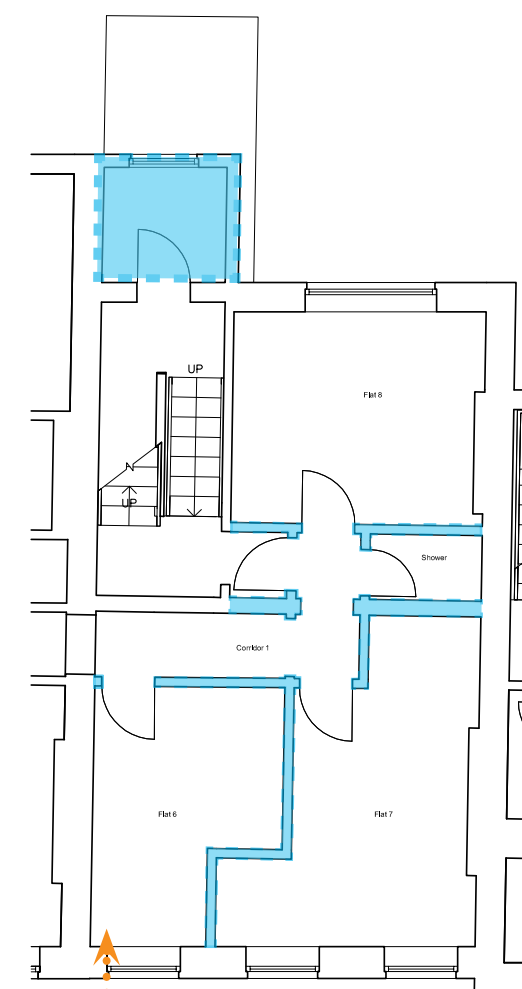
Flat 2: Demolish partitions. Room to be stripped back to structure.

Bath and Shower rooms: Demolish partitions. Room to be stripped back to structure.

Flat 1: Demolish partitions. Room to be stripped back to structure.



Rear extension: Demolish all partitions and external wall.




First floor: Strip out all partitions. To be stripped back to structure.

Strip out- Internal

81 Guilford Street, WC1N

GENERAL- applies to all rooms

- All existing electrical wiring and fittings to be removed.
- All existing internal plumbing installations to be removed.
- All existing doors and architraves to be removed.
- All floor coverings to be removed.
- All ceilings and architraves to be removed.
- All bathroom fittings to be removed.
- All kitchen fittings to be removed.
- All floor finishes to be removed.

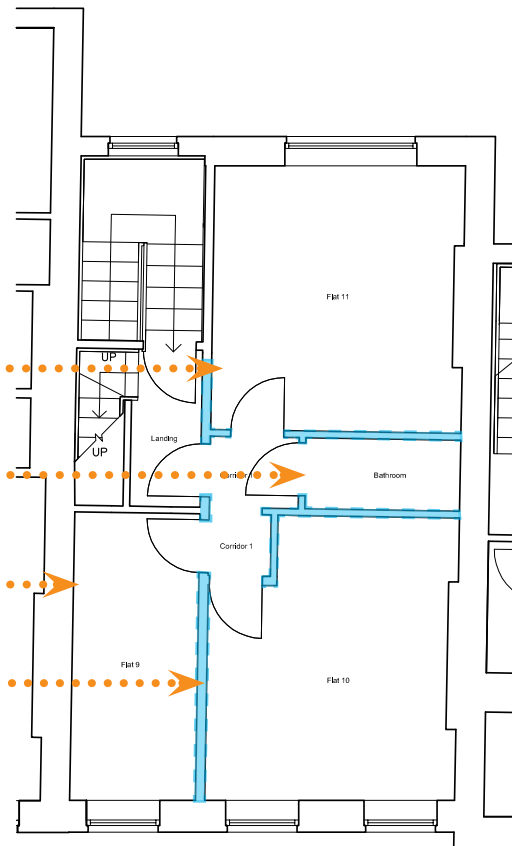
 To be demolished

Flat 11: Demolish partitions.
Room to be stripped back to structure.

Bathroom: Demolish partitions.
Room to be stripped back to structure.

Flat 9: Demolish partitions.
Room to be stripped back to structure.

Flat 10: Demolish partitions.
Room to be stripped back to structure.



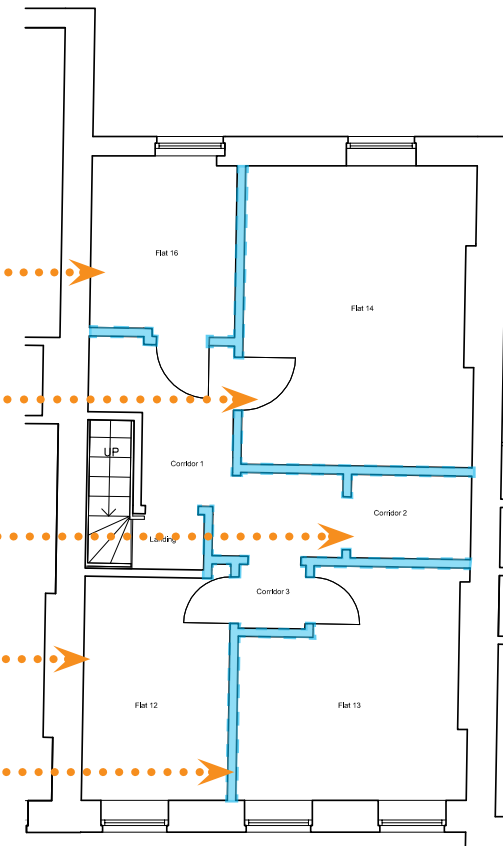
Flat 16: Demolish partitions.
Room to be stripped back to structure.

Flat 14: Demolish partitions.
Room to be stripped back to structure.

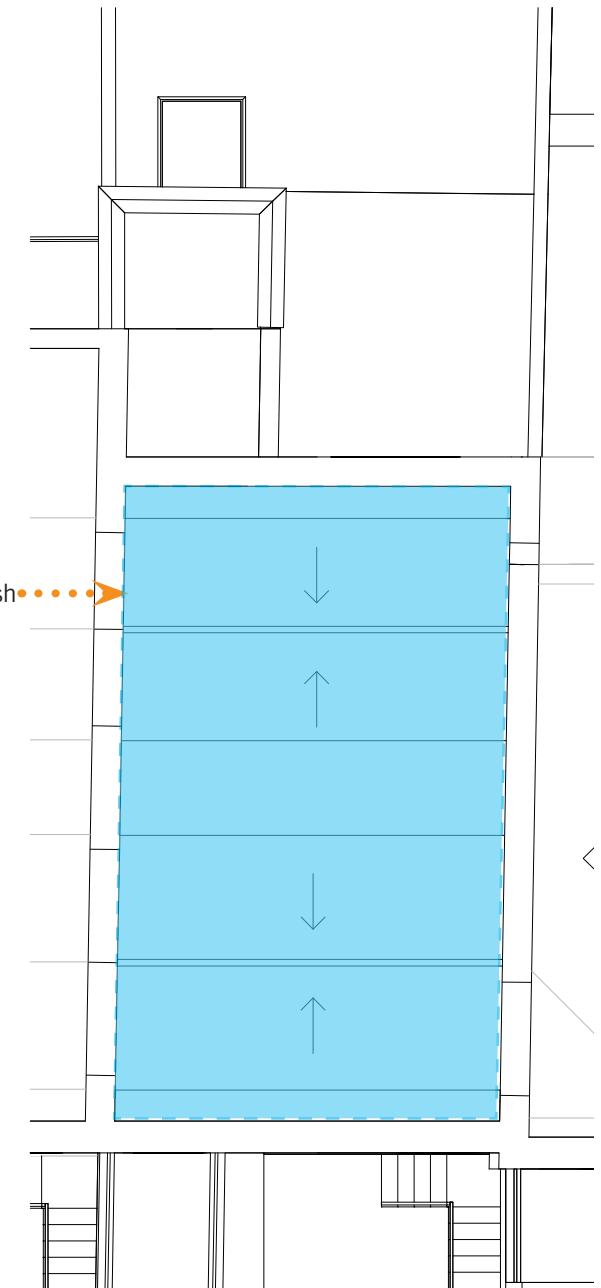
Corridor 2: Demolish partitions.
Room to be stripped back to structure.

Flat 12: Demolish partitions.
Room to be stripped back to structure.

Flat 13: Demolish partitions.
Room to be stripped back to structure.



Roof: Demolish roof



Works to External Fabric

81 Guilford Street, WC1N

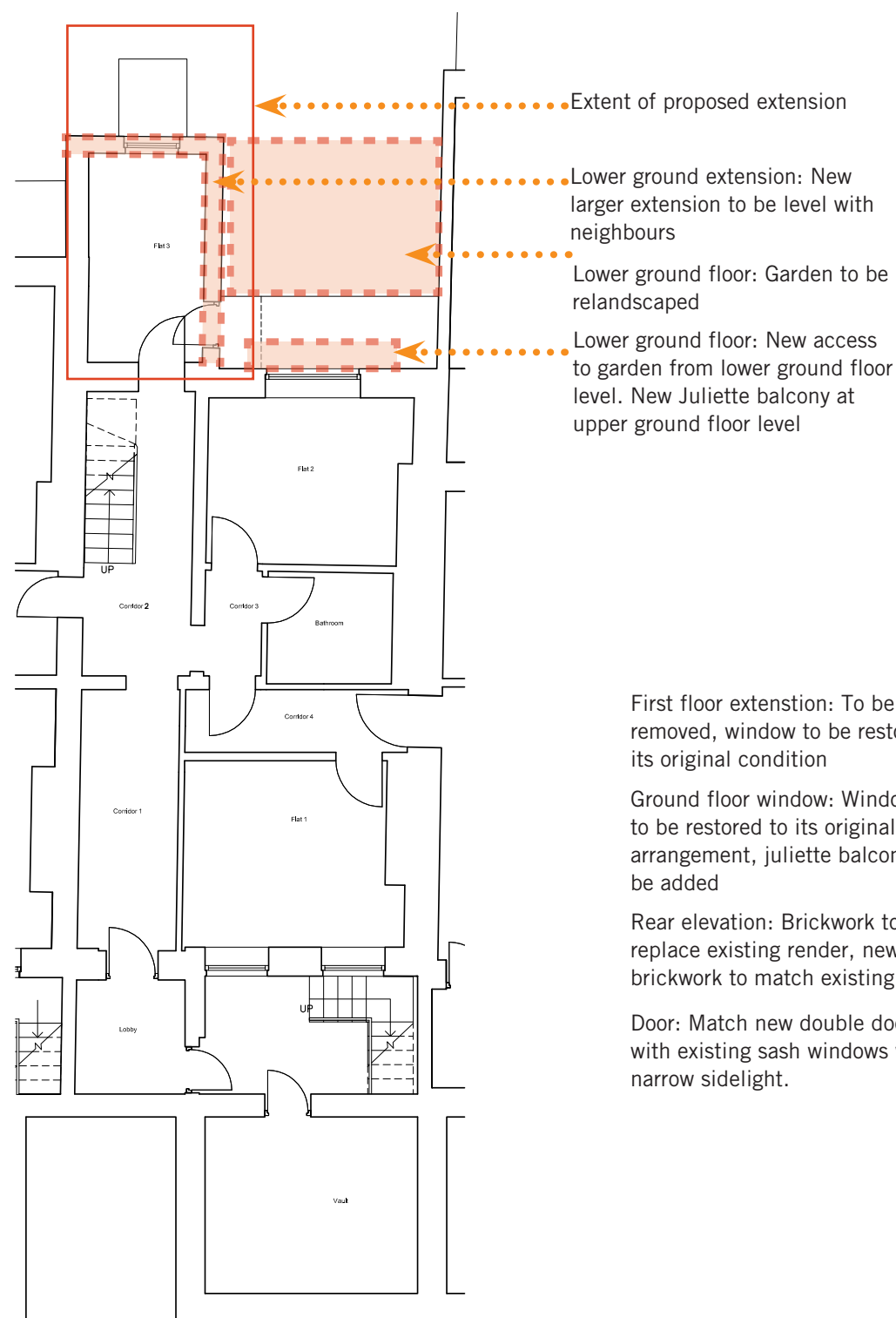
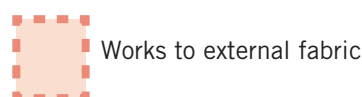
Appearance and Materials:

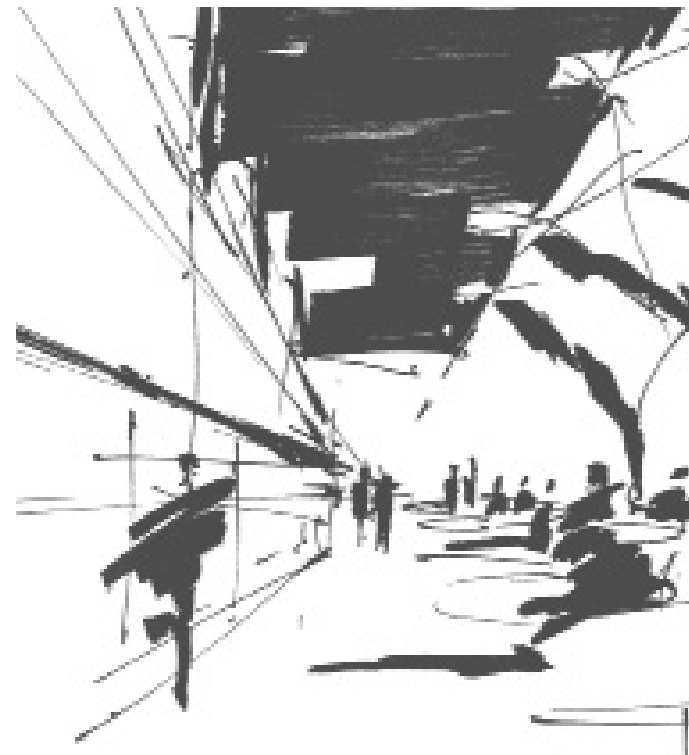
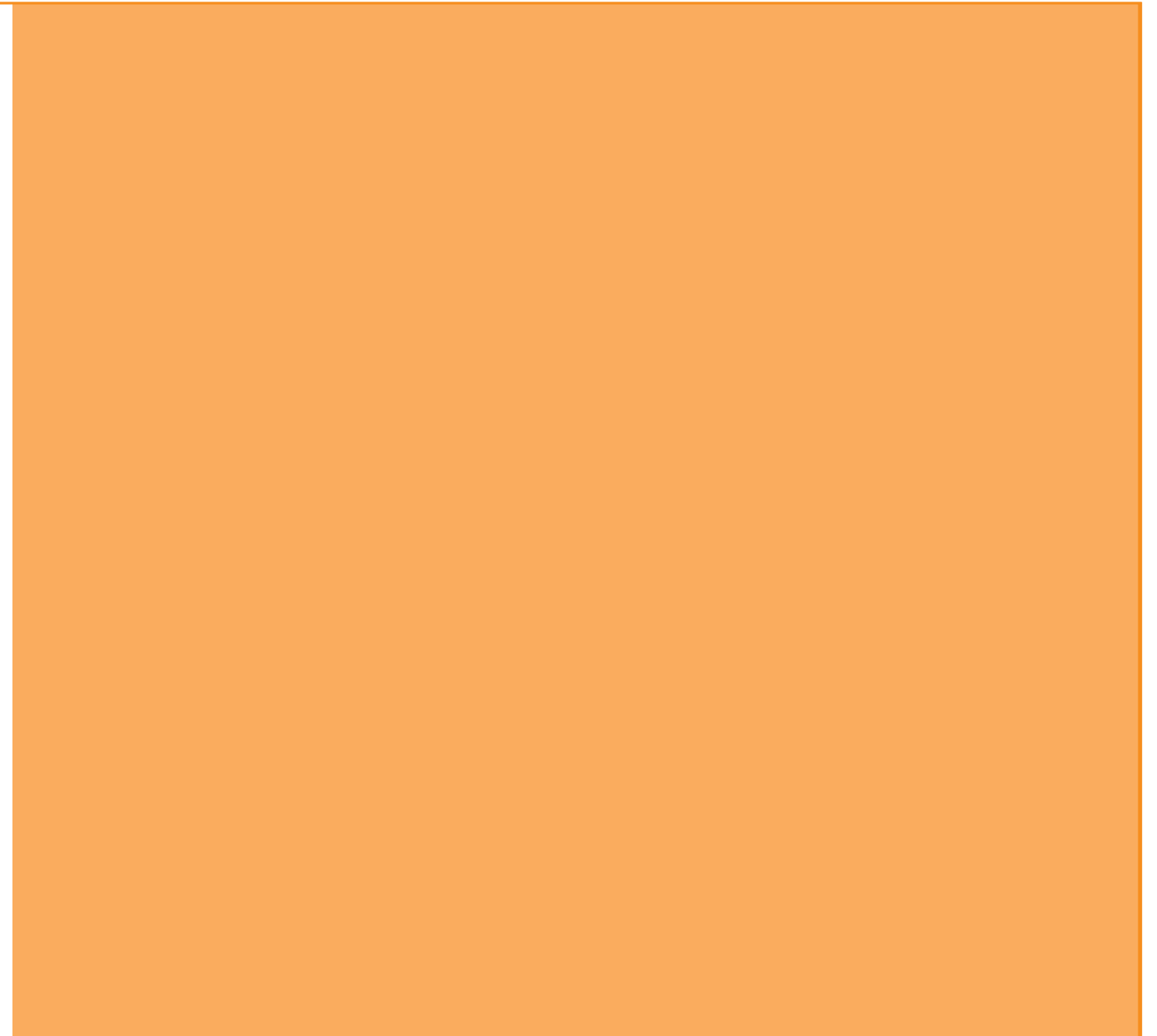
Guilford Street Front Elevation

The front elevation will reinstate the front balcony at first floor level.

Guilford Street Rear Elevation

The rear elevation will be renovated and altered to better fit the aesthetic of the Guilford Street. The brick work will be cleaned and refurbished. The lower half of the elevation will include a new ground floor extension, with brickwork to match the rest of the rear elevation with a new glazed double doors. This elevation will create a more harmonious aesthetic along the rear of Guilford Street. The lower ground elevation will be white render to match the boundary wall and rear courtyard elevation.





Executive Summary

This document accompanies a Design and Access Statement for the following works:

1. Internal alterations to all existing floors
2. Alterations to the rear elevation.
3. Replace the existing roof

The conversion of the property to 4 flats has been previously approved. This scheme involves minor alterations to the approved scheme. There are very few original features within the building, and therefore these amendments do not impact the historical assets. The main structural walls and staircase remain. The alterations are all internal, with the exception of a small rear extension, which has been designed to be sympathetic to the listed building.

Note: This report has been prepared by Orbit Architects for Tessa Clarke and is solely intended for their use and benefit. Nothing in this report shall confer any liability, duty or benefit to any other party unless agreed beforehand in writing. All copyright and intellectual material remain the property of Orbit Architects unless expressly agreed beforehand in writing. All copyright and intellectual material remain the property of Orbit Architects unless expressly agreed otherwise in writing.

81 Guilford Street, WC1N

